



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
CINCINNATI, OHIO 45268

May 31, 2013

Hilton Garner
Walloon Holdings LLC
2215 East River Road (Building 24)
Moraine, Ohio 45439

Hilton Garner
Globe Equipment
2215 East River Road
Moraine, Ohio 45439

Re: South Dayton Dump & Landfill Site
Vapor Abatement System Acceptance Form

As part of a vapor intrusion investigation in 2012 at the South Dayton Dump & Landfill (SDDL) Superfund Site located in Moraine, Ohio, Conestoga-Rovers & Associates (CRA), in working with United States Environmental Protection Agency (U.S. EPA), completed sub-slab and indoor air sampling at your property. The purpose of this letter is to inform you that trichloroethylene (TCE) was observed to be present in the sub-slab at a concentration as high as 48 parts per billion by volume (ppbv), which is greater than the Ohio Department of Health (ODH) sub-slab TCE screening level of 20 ppbv. In addition, TCE was observed in the indoor air at a concentration as high as 0.37 ppbv, which is less than the Agency for Toxic Substances and Disease Registry (ATSDR) and ODH indoor air TCE screening level of 2 ppbv. Vapor intrusion has the potential to occur at your property and you are eligible to receive a vapor abatement system to prevent vapor intrusion from occurring at your property.

While it is not known whether the identified vapor intrusion or potential vapor intrusion is tied to the historical activities at the SDDL Site, several companies believed to have disposed of waste at the SDDL Site and U.S. EPA are proceeding proactively with respect to the data and the responsive measures detailed in this letter.

As part of the U.S. EPA time-critical removal action at the SDDL Site, the potentially responsible parties (PRPs) at the SDDL Site propose to install a vapor abatement system at properties where vapor intrusion is occurring or has the potential to occur. If the system is accepted by the property owner, the PRPs will purchase the vapor abatement system and pay for the basic costs of installation. The PRPs' contractor, CRA, will design the system to vent the chemical vapors to concentrations less than the recommended indoor air screening levels established by ODH. The vapor abatement system includes PVC piping and an inline fan(s) to vent vapors from below the property foundation to above the roofline.

Following the installation of the vapor abatement system, the following will be performed or provided:

- 1) **Performance Air Sampling** – To ensure that the indoor air quality is below the ODH screening levels, CRA, on behalf of the PRPs, will conduct indoor air sampling at 30, 180 and 365 days after the system installation;

- 2) **Information Binder** – CRA, on behalf of the PRPs, will provide the property owner and the tenant (if necessary) a vapor abatement system information binder that will include a description of the vapor abatement system, photographs, historical sampling data, contact and fan warranty information;
- 3) **Annual Inspection** – Following successful performance sampling of the vapor abatement system, annual inspections will be conducted by CRA to ensure that the system is working properly.
- 4) **Electricity Stipend** – The PRPs will provide an electricity stipend (to the individual or company that pays for the electricity at the property) to off-set the cost of operating the system. The stipend will be a one-time payment, calculated based on assumed 5-year operation of the system, in the amount of \$7,120. The need for an additional stipend will be evaluated at the end of the 5-year period based on the need for continued operation of the system.

Please sign below to indicate that you accept the described vapor abatement system or that you decline the described vapor abatement system for your property:

I agree to and **accept** the described system and the terms set forth above:

<u>Kevin Wogoman</u>	<u>Kevin Wogoman</u>	<u>6/18/13</u>
Name	Signature	Date

I have reviewed the above information and **decline** the described system:

_____	_____	_____
Name	Signature	Date